

Property at 00015 LOFGREN ROAD

Prop ID 3030015

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Administrative Information

Owner name: COHEN JAN Z AND
 Second name: GATTI SANDRA Z
 Address: 53 LAWRENCE AVENUE
 City/state: AVON CT Zip: 06001

Location Information

Map: 010 Clerk map:
 Lot: 3030015 Neigh.: Zone: R40 Vol: 779 Page: 1125

Assessments			Exemptions		Last sale	
Assmt category	Qty	Amount	Exempt Cat	Amount	Sale date:	13-Oct-2022
Resident Land	.92	105,000			Sale price:	
Resident Dwelling	1.00	130,090			Sale valid:	
Resident Outbldg	1.00	840			Values	
Resident Excess	5.18	27,200			Mkt value :	
					Cost value:	375,900
Summary			Utilities		Sales ratios	
Total assessments		263,130	Water	Well	Cost/sale :	
Total exemptions			Sewer	Septic	Mkt/sale :	
Net assessment		263,130	Gas	None	Assmt/sale:	

Land Information

Type	Use	Acres/SqFt	Rate	Total	Infl Fact	Value	70% Value
PRIM	11	.920	200,000	200,000	.25	150,000	105,000
Primary Site		40,075					
RES	12	5.180	7,500	38,850		38,850	27,195
Residual		225,641					
6.100 acres				Total land value		188,850	132,195

Residential Dwelling Information

Subject	Code	Description	Condominium	
Style	02	Cape		
Exterior Walls	06	Brick		
Roof Material	01	Asphalt Shingles	Story Height 1.5	
Roof Type	01	Gable		
Foundation	01	Poured Concrete	Total Rooms	6
Interior Walls	01	Plaster	Garage cars	2
Floors	01	Hardwood	Bedrooms	2
Heating System	02	Forced Hot Air	Family Rooms	26
Fuel	01	Oil	Full Baths	1
Attic	99	None	Half Baths	1
Grade	30	C	Addtn'l fixtures	
Garage	22	Attached 2 car	Whirlpools	
Area Over Gar.	99	None	Saunas	
Basement	01	Full	# Living Units	
Bsmt Fin Qual	01	Unfinished	M/F stacks	
Air Condition	99	None	W/B stacks	1
Interior Cond	03	Fair	W/B openings	1
Exterior Cond	03	Fair	Actual Year Built: 1948	

Building Valuation Summary

		Area	
Dwelling	Masonry	1 1/2 story w/bsmt	896
Basement	Full		219,210
Heating	Yes	A/C No	
Plumbing	1 F/B	1 H/B	Add'l fix. Wh/p Saunas
Attic	None		3,500
Additions			56,457
Other Features	WB Stks		6,750
Sub-Total			285,917
Grade	C	Factor 1.0000	285,917
CDU		C&D Factor 1.00	285,917
Depreciation		35 %	185,846
Computed cost value @ 70%			130,092

Building additions

Category	Type	Area	Value
G Garages	FR Attached frame LE 65	576	25,187
L Living Area	FRFF Frame first floor	90	10,303
P Porches, Patios, Decks	FOFF Frame open first flo	30	1,828
L Living Area	FRFF Frame first floor	144	16,485
L Living Area	BSMT Basement addition	144	2,654
Total additions			56,457

Outbuilding Information

Description	Wid	Len	Area	Rate	Year	Cnd	RCN	Depr	Value
RS1 Frame	8	10	80	30.00		C	2,400	50	1,200
Utility Shed									
Value at 70%			840		Value at 100%				1,200

